



To the Honorable Council  
City of Norfolk, Virginia

January 14, 2014

From: George M. Homewood, AICP, CFM, Acting  
Planning Director


**Subject:** Applications at 1520 Colley  
Avenue – Noodles and Company:

- a. Special Exception to operate an  
Eating and Drinking  
Establishment
- b. Colley Avenue Pedestrian  
Commercial Overlay (PCO – Colley  
Avenue) Development Certificate

Reviewed: Ronald H. Williams, Jr., Assistant City  
Manager

**Ward/Superward: 2/6**

Approved:

  
Marcus D. Jones, City Manager

**Item Number: R-5**

- I. **Recommendation:** Approval of both requests, considering compliance with *Zoning Ordinance* requirements and consistency with approved plans.
- II. **Applicant:** Noodles and Company by Melissa McPherson  
1520 Colley Avenue
- III. **Description**  
The Special Exception request will allow Noodles and Company to operate a restaurant, serving beer and wine to their customers; the PCO Development Certificate will accommodate a fence and rail for the proposed outdoor dining area.
- IV. **Analysis**  
The site is located along the east side of Colley Avenue within a portion of the Ghent Business District that is comprised of a mix of commercial uses.

Plan Analysis

- The proposed Special Exception and PCO Development Certificate are consistent with *plaNorfolk2030*, which designates this site as Commercial.

Zoning Analysis

- The site is zoned C-2 (Corridor Commercial) and Colley Avenue Pedestrian Commercial Overlay (PCO-Colley) districts which permits the proposed use by Special Exception and requires a PCO Development Certificate for any new construction.

	Proposed
Hours of Operation	10:00 a.m. until 9:00 p.m., Sunday through Thursday 10:00 a.m. until 10:00 p.m., Friday and Saturday
Hours for the Sale of Alcohol	11:00 a.m. until 9:00 p.m., Sunday through Thursday 11:00 a.m. until 10:00 p.m., Friday and Saturday
Capacity	<ul style="list-style-type: none"> <li>• 97 seats indoors</li> <li>• 24 seats outdoors</li> <li>• 125 total capacity</li> </ul>

- Zoning history:

City Council Approval	Applicant	Changes
Pending (Eating and Drinking)	Noodles and Company by Melissa McPherson	Initial application (Eating and Drinking)
Pending (PCO Development Certificate)	Noodles and Company by Melissa McPherson	Initial application (PCO Development Certificate)

Development Standards – PCO Development Certificate

- Building Location and Orientation:
  - The building is pulled to the property lines along the southwest corner of Colley Avenue and Spotswood Avenue.
  - The principal façade and entrance for the building is located along Colley Avenue.
  - The proposed development is in compliance with the building location and orientation standards.
- Façade Treatment:
  - No modifications are proposed for either the Colley Avenue or Spotswood Avenue ground floor façades, therefore no waiver is needed.
- Parking Location and Access:
  - Parking is located to the rear of the building, which is in compliance with the PCO development standards.
- Signage:
  - All signage will conform to the PCO development standards.
- Landscaping and Buffering:
  - All existing landscaping is in compliance with the PCO development standards and will remain.
- The proposed use and development meets all *Zoning Ordinance* requirements with no waivers necessary.

Traffic Analysis

- Institute of Transportation Engineers figures forecast travel for restaurants based upon the total square footage of an establishment.
- Since no increase in building footprint is being proposed for the site in converting the two prior restaurants at this location to the proposed new establishment, no additional trips are projected.

**V. Financial Impact**

The applicant is current on all real estate taxes.

**VI. Environmental**

- This site is located in a district that allows this use.
- The proposed use and development should not have an adverse impact on the surrounding uses.

**VII. Community Outreach/Notification**

- Legal notice was posted on the property on November 12.
- Letters were sent to the Ghent Neighborhood League and Ghent Business Association on November 20.
- Letters were mailed to all property owners within 300 feet of the property on December 5.
- Notice was sent to the civic leagues by the Department of Communications on December 5.
- Legal notification was placed in *The Virginian-Pilot* on December 5 and 12.
- The Planning Commission Public Hearing was held on December 19, 2013.
- Public notification was conducted through the City of Norfolk's agenda notification process.

**VIII. Board/Commission Action**

By a vote of **7 to 0**, the Planning Commission recommended that the request for Special Exception and Development Certificate be **approved**, subject to the conditions outlined in the attached ordinance.

**IX. Coordination/Outreach**

This report has been coordinated with the Department of Planning and Community Development and the City Attorney's Office.



**Supporting Material from the Department of Planning and Community Development:**

- Proposed Conditions
- Location Map
- Zoning Map
- 1000' Radii Map of Entertainment Establishments
- Application – Special Exception
- Application – PCO Development Certificate
- Survey
- Site Plan
- Existing Elevations
- Proposed Fence
- Proposed Railing
- Proposed Window Modifications
- Letter to the Civic League, from applicant
- Letter to the Business Association, from applicant
- Letter to the Civic League, from City
- Letter to the Business Association, from City

**Proponents and Opponents**

**Proponents**


Melissa McPherson – Applicant  
520 Zang Street, Suite D  
Broomfield, CO 80021


**Opponents**

None

Form and Correctness Approved:

By   
Office of the City Attorney

Contents Approved: 

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO NOODLES AND COMPANY AUTHORIZING THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT ON PROPERTY LOCATED AT 1520 COLLEY AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Noodles & Company, authorizing the operation of an eating and drinking establishment named "Noodles & Company" on property located at 1520 Colley Avenue. The property which is the subject of this Special Exception is more fully described as follows:

Property located on the southeast corner of Colley Avenue and Spotswood Avenue fronting 115 feet, more or less, along the eastern line of Colley Avenue, and 128 feet, more or less, along the southern line of Spotswood Avenue; premises numbered 1520 Colley Avenue.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment shall be from 10:00 a.m. until 9:00 p.m., Sunday through Thursday and from 10:00 a.m. until 10:00 p.m. on Friday and Saturday. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The hours of operation for the sale of alcoholic beverages shall be from 11:00 a.m. until 9:00 p.m. Sunday through Thursday and from 11:00 a.m. until 10:00 p.m. on Friday and Saturday.
- (c) The seating for the establishment shall not exceed 97 seats indoors, 24 seats outdoors, and

the total occupant capacity, including employees, shall not exceed 125 people. The use authorized by this Special Exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.

- (d) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (e) The establishment shall maintain a current, active business license at all times while in operation.
- (f) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (g) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (h) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (i) A menu shall be provided containing an assortment of foods which shall be made available at all times the restaurant is open. A food menu and

full dining service shall be available at the bar.

- (j) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator, or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (k) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (l) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (m) A copy of this Adult Use Special Exception ordinance and Exhibits shall be available on site at all times for inspection, and a notice indicating that this Adult Use Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of



the zoning administrator.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;

- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:  
Exhibit A (3 pages)



**EXHIBIT "A"**  
**Description of Operations**  
**Eating and Drinking Establishment**

Date October 21st, 2013

Trade name of business Noodles & Company

Address of business 1520 Colley Ave, Norfolk, VA 23517

Name(s) of business owner(s)\* Keith Kinsey, President. Kevin Reddy, CEO. Dave Boenninghausen CFO.

Name(s) of property owner(s)\* Scott Overton

Daytime telephone number ( 972 ) 396-8409

\*If business or property owner is partnership, all partners must be listed.

\*If business or property owner is an LLC or Corporation, all principals must be listed.

**1. Proposed Hours of Operation:**

<u>Facility</u>			<u>Alcoholic Beverage Sales</u>		
Weekday	From <u>10AM</u>	To <u>9PM</u>	Weekday	From <u>10 AM</u>	To <u>9 PM</u>
Friday	From <u>10 AM</u>	To <u>10 PM</u>	Friday	From <u>10 AM</u>	To <u>10 PM</u>
Saturday	From <u>10 AM</u>	To <u>10 PM</u>	Saturday	From <u>10 AM</u>	To <u>10 PM</u>
Sunday	From <u>10 AM</u>	To <u>9PM</u>	Sunday	From <u>10 AM</u>	To <u>9 PM</u>

**2. Type of ABC license applied for (check all applicable boxes)**

☐ On-Premises      ☐ Off-Premises (additional application required)

**3. Type of alcoholic beverage applied for**

☐ Beer      ☐ Wine      ☐ Mixed Beverage

**4. Will indoor or outdoor entertainment be provided?**

(Entertainment consists of anything more than one, unamplified musician)

Yes (Different application required)      ☐ No

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

**Exhibit A – Page 2**  
**Eating and Drinking Establishment**

5. Will video games, pool tables, game boards or other types of games be provided?  
Yes (If more than 4, additional application required)      ☒ No

5a. If yes, please describe type and number of each game to be provided

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6. Will patrons ever be charged to enter the establishment?  
Yes      ☒ No

6a. If yes, why

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- 6b. Which days of the week will there be a cover charge (circle all applicable days)?

Monday      Tuesday      Wednesday      Thursday      Friday

Saturday      Sunday

7. Will the facility or a portion of the facility be available for private parties?  
Yes      ☒ No

7a. If yes, explain

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8. Will a third party (promoter) be permitted to lease, let or use the establishment?  
Yes      ☒ No

8a. If yes, explain

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9. Will there ever be a minimum age limit?  
Yes      ☒ No



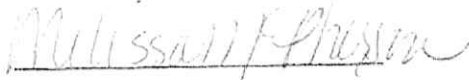
Exhibit A – Page 3  
Eating and Drinking Establishment

10. Additional comments/ description/operational characteristics or prior experience:

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Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility



Signature of Applicant

Form and Correctness Approved:

By   
Office of the City Attorney

Contents Approved:

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE GRANTING A PEDESTRIAN COMMERCIAL OVERLAY DISTRICT DEVELOPMENT CERTIFICATE TO ACCOMMODATE OUTDOOR DINING ON PROPERTY LOCATED AT 1520 COLLEY AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Pedestrian Commercial Overlay District (PCO) Development Certificate is hereby granted to accommodate outdoor dining on the property located at 1520 Colley Avenue. The property to which this PCO Development Certificate applies is more fully described as follows:

Property located on the southeast corner of Colley Avenue and Spotswood Avenue, property fronts 115 feet, more or less, along the eastern line of Colley Avenue, and 128 feet, more or less, along the southern line of Spotswood Avenue; premises numbered as 1520 Colley Avenue.

Section 2:- That the PCO Development Certificate granted hereby shall be subject to the following conditions:

- (a) Any subsequent changes made to the project, as described in the staff report and as approved through this development certificate process, shall be reviewed as an amendment to the development certificate.

Section 3:- That this ordinance shall be in effect from the date of its adoption.



# Location Map



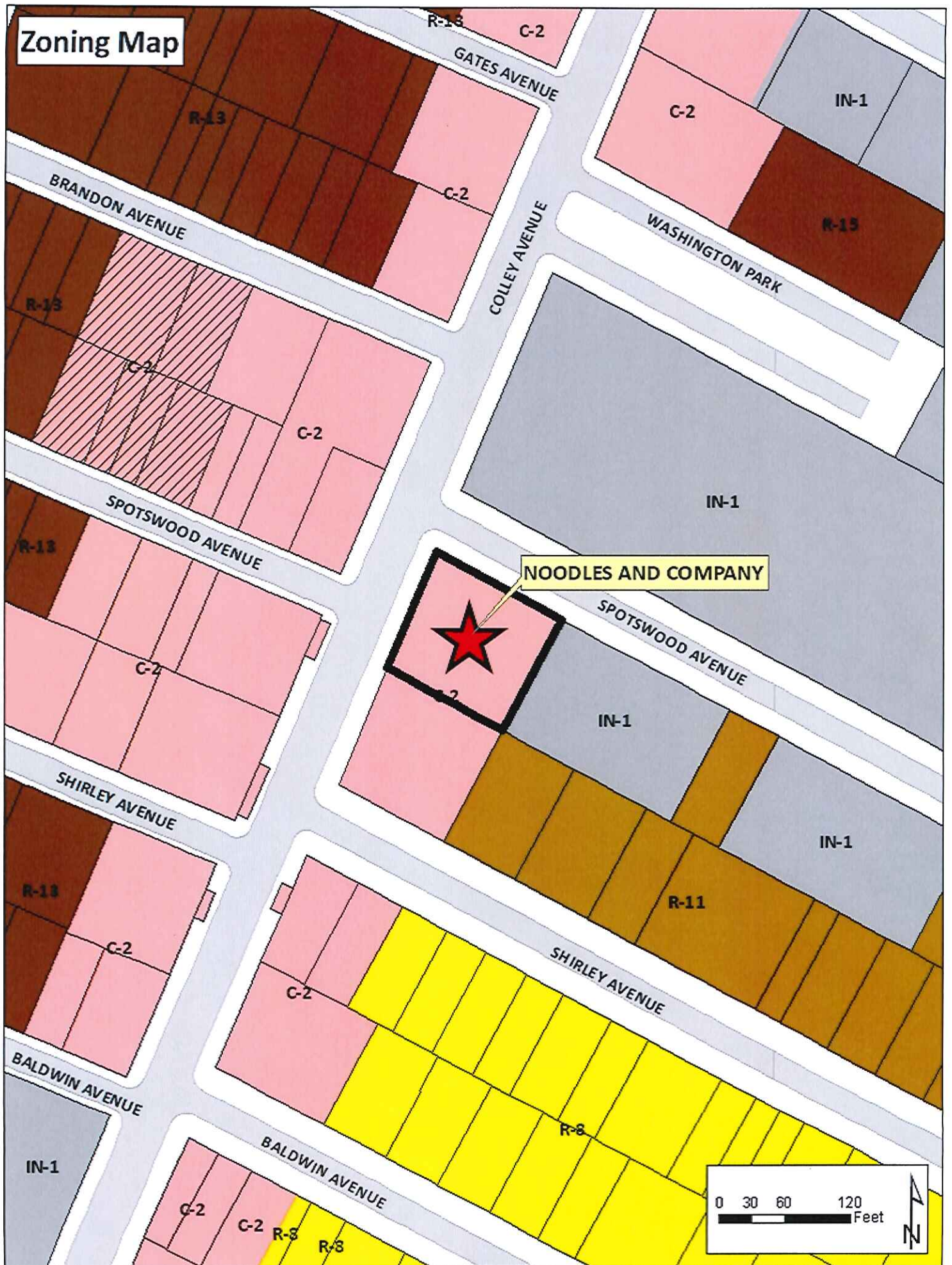
NOODLES AND COMPANY

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Feet

N

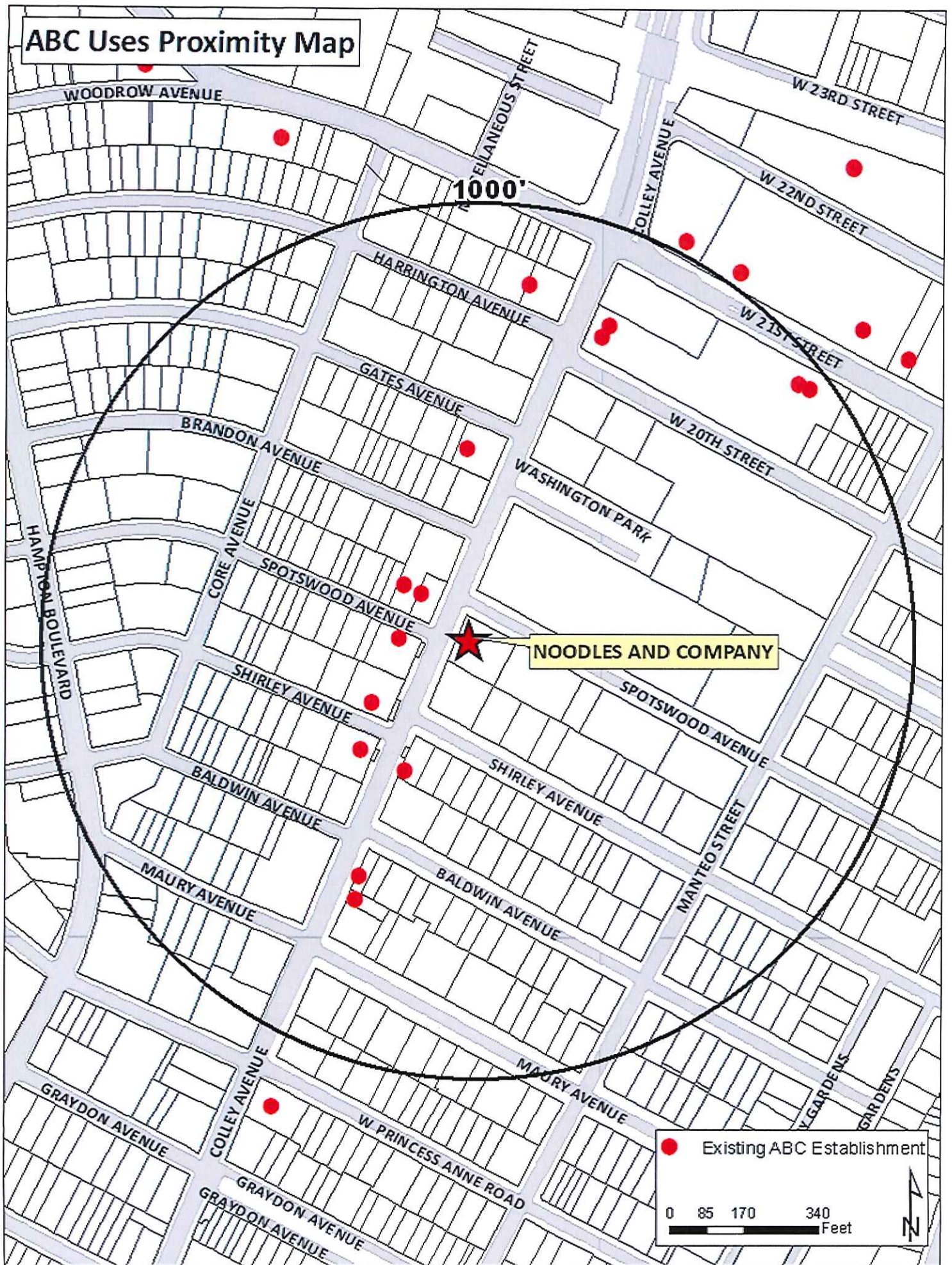


# Zoning Map





# ABC Uses Proximity Map







**APPLICATION  
ADULT USE SPECIAL EXCEPTION  
EATING AND DRINKING ESTABLISHMENT  
(Please print)**

Date October 21, 2013

**DESCRIPTION OF PROPERTY**

Address 1520 Colley Ave, Norfolk, VA 23517

Existing Use of Property Sandwich shop and vacant second shop

Proposed Use Noodles & Company Restaurant

Current Building Square Footage 2856 SF

Proposed Building Square Footage 2856 SF

Trade Name of Business (if applicable) Noodles & Company

**APPLICANT/ PROPERTY OWNER**

1. Name of applicant: (Last) McPherson (First) Melissa (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box) 171 S Rendezvous Drive

(City) lafayette (State) co (Zip Code) 80026

Daytime telephone number of applicant (972) 396-8409 Fax number (214) 291-5597

E-mail address of applicant mmcpherson@hunterdevelopmentgroup.com

2. Name of property owner (Last) Overton (First) Scott (MI) \_\_\_\_\_

Mailing address of property owner (Street/P.O. Box) 5859 Harbour View Blvd

(City) Suffolk (State) VA (Zip Code) 23435

Daytime telephone number of owner (757) 935-9070 Fax number ( ) \_\_\_\_\_

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

**CONTACT INFORMATION**

Civic League contact Ghent Business Association: Jack Plomgren & Ghent Neighborhood League: Henry Conde

Date(s) contacted 10/30/13 over phone; proposal, application, floor plan & trade dress sent overnight by Fed Ex 11/1/2013

Ward/Super Ward information Ghent Business Association 1611 Colley Avenue, Suite B Norfolk, VA 23517 757-962-6030  
Ghent Neighborhood League 300 Colonial Avenue Norfolk, VA 23507 757-438-9078

**REQUIRED ATTACHMENTS**

- Required application fee, **\$355.00** (if check, make payable to Norfolk City Treasurer).
  - Application fee includes a non-refundable \$5 technology surcharge.
- Two 8½ inch x 14 inch (maximum size) copies of a floor plan prepared by a registered design professional drawn to scale showing seats/tables, restroom facilities, bar, ingress and egress, standing room, outdoor dining and total maximum capacity (see attached example)
- Two 8½ inch x 14 inch (maximum size) copies of a survey or conceptual site plan (required for new construction or site improvements) drawn to scale showing:
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example)
- Completed Exhibit A, Description of Operations (attached)

**CERTIFICATION**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Scott Overton Sign: [Signature] 10/22/13  
(Property Owner or Authorized Agent Signature) (Date)

Print name: Melissa McPherson Sign: [Signature]  
(Applicant or Authorized Agent Signature) (Date)



## Exhibit A – Floor Plan(s) Worksheet Eating and Drinking Establishment

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Outdoor seating
  - Total maximum capacity (including employees)

### Total capacity

#### **a. Indoor**

Number of seats (not including bar seats)

97

Number of bar seats

0

Standing room

97 Indoor occupants, 28 Seasonal patio occupants

#### **b. Outdoor**

Number of seats

24

#### **c. Number of employees**

8-10 per shift, 30 employed

### **Total Occupancy**

**(Indoor/Outdoor seats, standing room and employees) =** 125

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

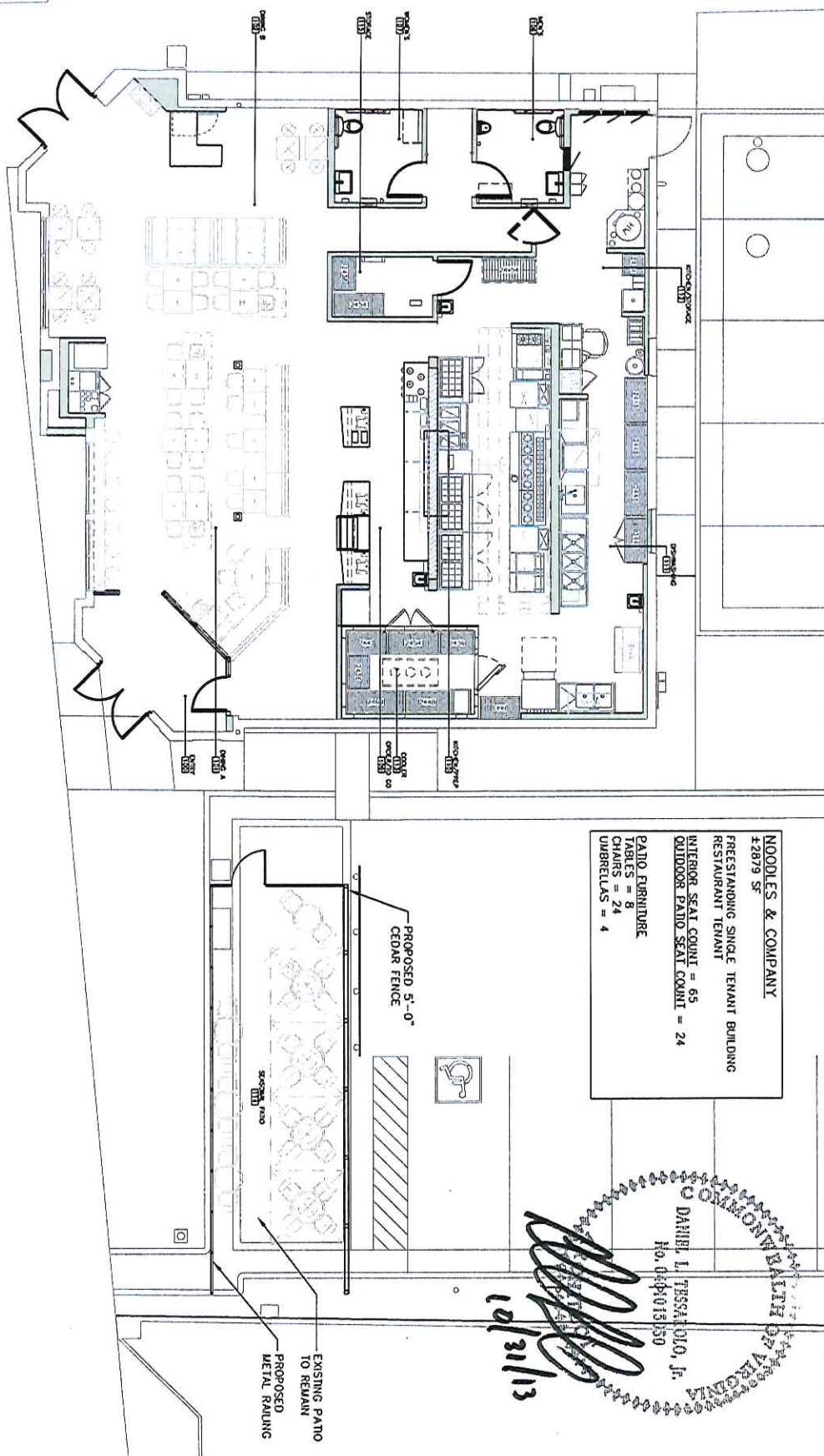
Norfolk, Virginia 23510

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(Revised July 2013)



**PROPOSED FLOOR PLAN**  
SCALE: 3/32"=1'-0"



**NOODLES & COMPANY**  
±2879 SF  
FREESTANDING SINGLE TENANT BUILDING  
RESTAURANT TENANT  
INTERIOR SEAT COUNT = 65  
OUTDOOR PATIO SEAT COUNT = 24  
**PATIO FURNITURE**  
TABLES = 8  
CHAIRS = 24  
UMBRELLAS = 4

**COMMONWEALTH OF VIRGINIA**  
DANIEL L. TESSALDO, JR.  
No. 049013150  
10/31/13



**NOODLES & COMPANY STORE #482**  
1520 COLLEY AVENUE  
NORFOLK, VA 23517  
**PROPOSED FLOOR PLAN**



**ChipmanDesign**  
Architecture Inc.  
2700 S. River Road, Suite 400  
Oak Brook, Illinois 60110  
T 847.298.6900 F 847.298.6966

Drawn By RT	Checked By SM
Scale 3/32"=1'-0"	Date 10-31-13
Job No. <b>12-2554</b>	
Sheet No. <b>PCO-2.0</b>	



**APPLICATION**  
**Pedestrian Commercial Overlay Development Certificate**

Date of application: October 21, 2013

**DESCRIPTION OF PROPERTY**

Proposed Location of Property: Street Number) 1520 (Street Name) Colley Ave  
Norfolk, VA 23517

Zoning Classification: Pedestrian Commercial Overlay- C2

Existing Use of Property: Sandwich Shop & Vacant Space

Current Building Square Footage 2856 SF

Proposed Use Noodles & Company Restaurant

Trade Name of Business (If applicable) Noodles & Company

**APPLICANT/ PROPERTY OWNER**

1. Name of applicant: (Last) McPherson (First) Melissa (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): 171 S Rendezvous Drive

(City) Lafayette (State) co (Zip Code) 80026

Daytime telephone number of applicant ( 972) 396-8409 Fax (214) 291-5597

E-mail address of applicant: mmcpherson@hunterdevelopmentgroup.com

2. Name of property owner: (Last) Overton (First) Scott (MI) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box): 5859 Harbour View Blvd

(City) Suffolk (State) VA (Zip Code) 23435

Daytime telephone number of owner ( 757) 935-9070 Fax number ( ) \_\_\_\_\_  
soverton@ofplp.com

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

### **CIVIC LEAGUE INFORMATION**

Civic League contact: Ghent Business Association: Jack Plomgren & Ghent Neighborhood League: Henry Conde

Date(s) contacted: 10/30 over phone, proposal, application, floor plan & trade dress overnight Fed ex 11/1/2013

Ward/Super Ward Information: Ghent Business Association 1611 Colley Avenue, Suite B Norfolk, VA 23517 757-962-6030

Ghent Neighborhood League 300 Colonial Avenue Norfolk, VA 23507

### **CRITERIA FOR REVIEW**

Please provide the following information:

- (a) Use characteristics of the proposed development, including the types of ground-floor active uses and activity continuity along the street front.

Noodles & Co is a family oriented casual dining restaurant that will occupy the existing building as a single tenant. The Entrance of the previous tenants are being maintained and the proposed outside seating area is to remain unchanged in location and scope, with a new railing installed.

- (b) Location and adequacy of off-street parking and loading provisions, including desirability of bicycle parking.

Parking on the site remains unchanged & dedicated to the Noodles & Co restaurant as the single tenant in the building. City parking code requires one seat per each four (4) seats. The existing parking lot contains 24 parking spaces, which would allow Noodles layout to contain 96 interior seats. In actuality, Noodles & Co. layout accounts for 68 seats.

- (c) Architectural relationships, both formal and functional, of the proposed development of both surrounding buildings and the public right-of-way, including siting, massing, proportion, and scale.

The existing building form is not being revised. The railing being proposed at the outdoor seating is a finished aluminum as utilized at Noodles restaurants across the United States, along with furniture which will reflect the same level of high quality.

- (d) Suitability of signs, landscape, lighting, and other site or building features in relations to the existing or planned public improvements in the district.

Existing site lighting will be tested and rendered in good working order for Noodles use. Signage is being replaced with newly fabricated signage as indicated on the building plans. Signage meets the existing City code for retail signage and will be undergoing review per standard sign permit requirements. Landscaping is to be maintained, with appropriate trimming and infill to create an appropriate landscape condition. No removal of existing landscaping will occur, whether on private or public grounds.

### **DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)



**REQUIRED ATTACHMENTS**

- Check for \$5 made payable to Treasurer, City of Norfolk.
- **If waivers are requested**, additional analysis will be needed; which will require an additional fee of \$100.
- Description and details of proposal.
- Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Physical and architectural relationships to surrounding development
  - Location, access, and egress, and site design of parking serving the principal use(s)
  - Pedestrian circulation on and near the site, including pedestrian connections between the designated parking and principal use(s)
  - Location and character and continuity of any open space and landscaping on the site.
  - Location and dimensions of onsite signage
  - Please provide the names and addresses of all professional consultants advising the applicant in the proposed development

**CERTIFICATION:**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Robert Hampton Sign: [Signature] 10/22/13  
(Property Owner or Authorized Agent Signature) (Date)

Print name: Melissa McPherson Sign: [Signature] \_\_\_\_\_  
(Applicant or Authorized Agent Signature) (Date)



FROM :

FOR REFERENCE ONLY!

FAX NO. : 757 486 2420

Dec. 12 2006 04:26PM P2

6/19/2004 11:34

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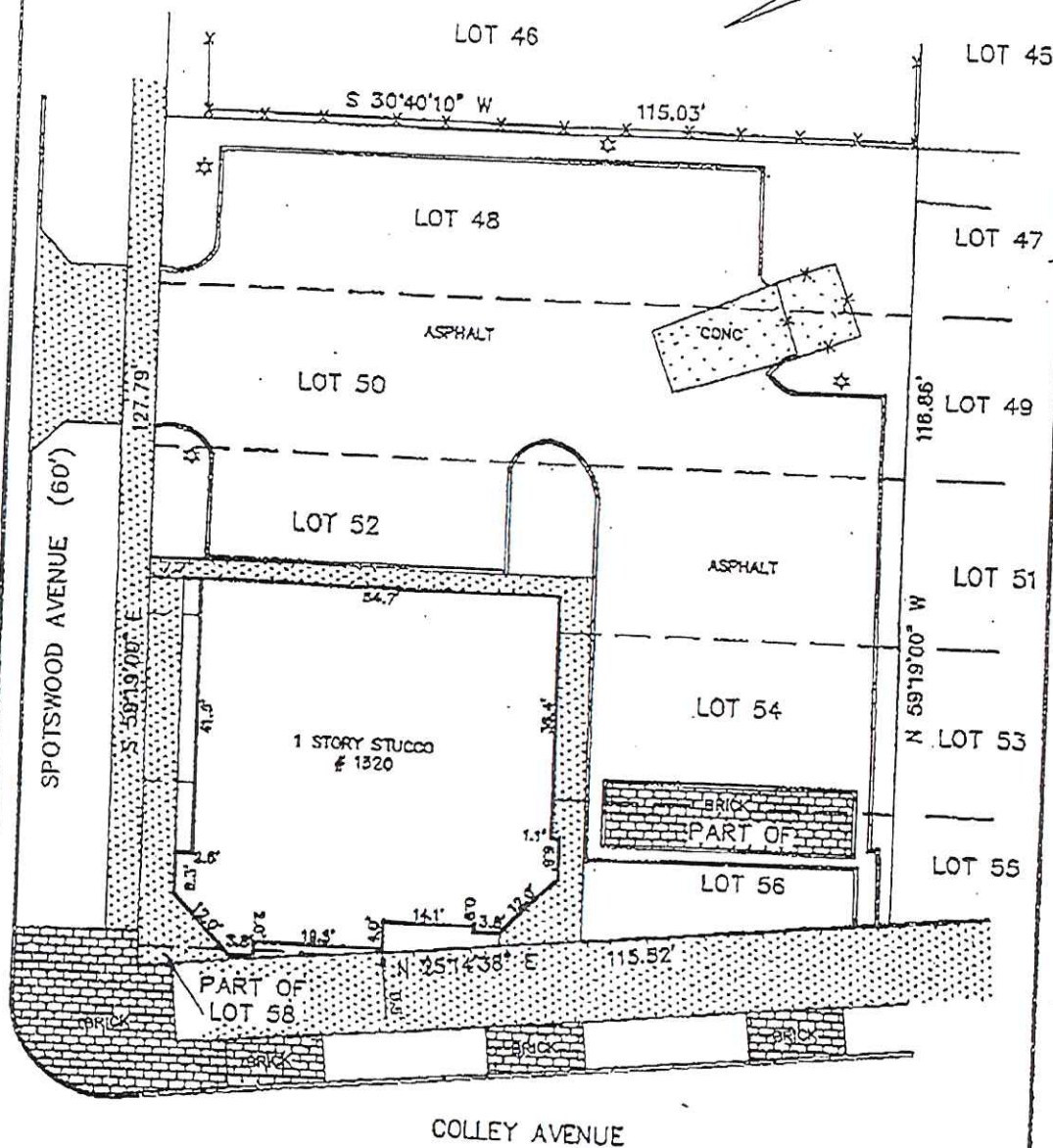
W HOLMES SURVEYOR

PAGE 02

THIS IS TO CERTIFY THAT I, ON MARCH 17, 2004, SURVEYED THE PROPERTY SHOWN HEREON AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE AS SHOWN HEREON. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN.

SIGNED: *Ward M. Holmes*

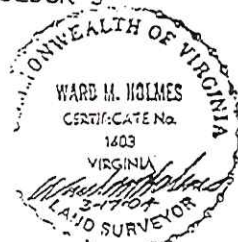
NOTE: THE PROPERTY SHOWN HEREON APPEARS TO BE IN "C" FLOOD ZONE ACCORDING TO FEMA MAP PANEL NO. 510104-0017D, REVISED APRIL 17, 1984.

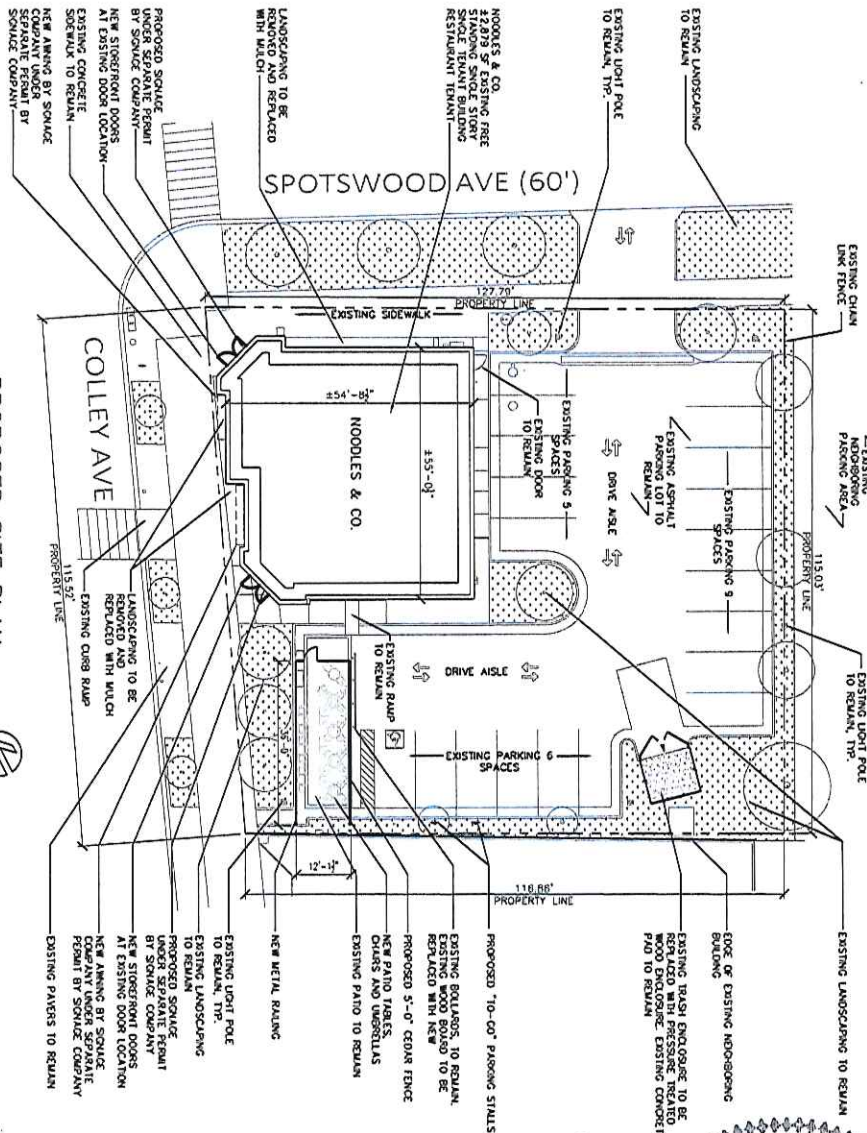


PHYSICAL SURVEY  
OF  
LOTS 48, 50, 52, 54 & PART OF LOT 56 & 58, BLOCK 9  
GHENT RESIDENCE CORP.  
NORFOLK, VIRGINIA  
FOR  
H. D. M. T., L.L.C.

DATE: MARCH 17, 2004  
SCALE: 1" = 20'  
NOTE: FOR PLAT SEE  
WB 2 PG 66 & 67  
NORFOLK, VA

WARD M. HOLMES  
LAND SURVEYOR, P.C.  
9225 GRANBY STREET  
NORFOLK, VIRGINIA 23503  
757-486-1230





**(A) PROPOSED SITE PLAN**

SCALE: 1/32"=1'-0"



COMMONWEALTH OF VIRGINIA  
 DANIEL L. TESSAROLO, Jr.  
 No. 0401015050  
 10/11/13

ALL INFORMATION ON THIS SHEET  
 ARE FOR REFERENCE ONLY  
 AND NEED TO BE COORDINATED  
 WITH SURVEYOR'S DRAWINGS



**NOODLES & COMPANY STORE #482**  
 1520 COLLEY AVENUE  
 NORFOLK, VA 23517

**SITE PLAN**



**ChipmanDesign**  
 Architecture Inc.  
 230 S. Haver Road, Suite 400  
 Des Plaines, Illinois 60018  
 T 847.270.4900 F 847.295.0764

Drawn By RT	Checked By SM
Scale 1/32"=1'-0"	Date 10-31-13
Job No. 12-2554	
Sheet No. PCO-1.0	

1 PROPOSED NORTH ELEVATION  
SCALE 1"=2'-0"

② PROPOSED NORTHWEST ELEVATION  
SCALE 1"=2'-0"

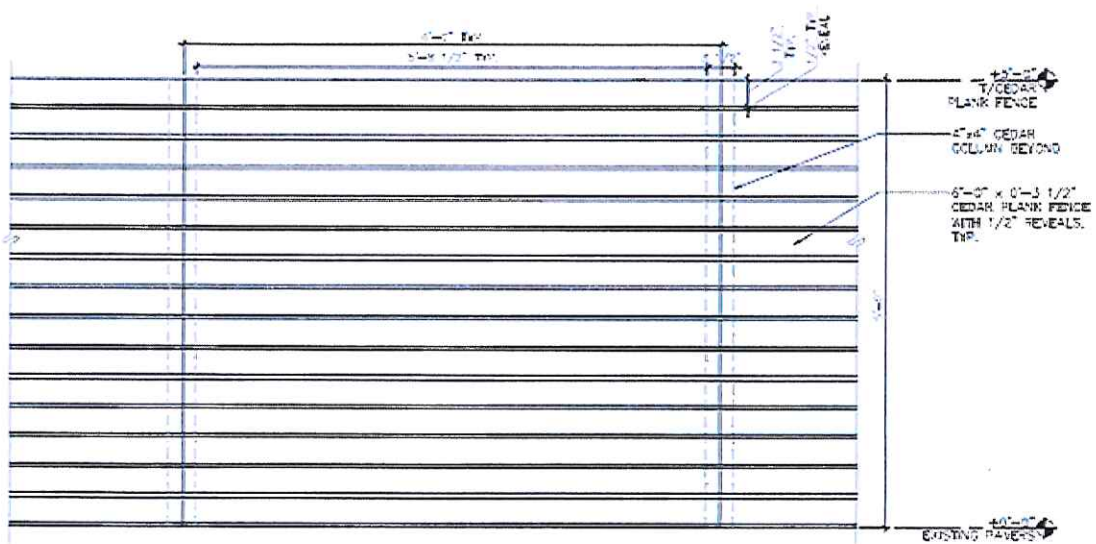
③ PROPOSED WEST ELEVATION  
SCALE 1/8"=1'-0"

4 PROPOSED NORTHEAST ELEVATION  
SCALE 1"=2'-0"

⑤ PROPOSED EAST ELEVATION  
PAGE 1-25-2

6 PROPOSED SOUTH ELEVATION  
SCALE 1"=20'-0"





28 TYPICAL CEDAR PLANK FENCE ELEVATION  
SCALE: 1/4"=1'-0"





# PATIO RAILING



The Noodles & Company patio railing is designed to provide maximum visual exposure to the diners and patio while defining the patio area in a clean, current manner. A contemporary design with a flattering dark bronze finish compliments the exterior facade.

#### RAILING POWDER COAT SPEC:

(provided by G.C./sourced locally)  
wetstone rock bronze  
PWB-2343 / wrinkle  
prismatic powders  
contact: 541.826.1422







1233



YOUR WORLD KITCHEN



HD CONSULTING  
SERVICES GROUP, INC

VIA OVERNIGHT DELIVERY

Dallas □ Denver  
Phone: 972.396.8409  
Fax: 214.291.5597  
[www.hunterdevelopmentgroup.com](http://www.hunterdevelopmentgroup.com)

30 October 2013

Ghent Neighborhood League  
Mr. Henry Conde  
300 Colonial Avenue  
Norfolk, VA 23507

RE: 1520 Colley Ave.  
Proposed Noodles & Co. Restaurant

Dear Mr. Conde:

Please consider this letter a formal introduction to Noodles and Company restaurant, which is seeking approval from the City of Norfolk for a Special Exception to operate at subject address. Noodles and Company is a casual dining, family-friendly restaurant serving healthy, fresh cooked meals to order. Each meal is individually created to the customer's order, offering selections from American, Mediterranean, and Asian themes. Salads, soups and bread selections offer tasty options to accompany a meal. Various flavors of teas, juices, soft drinks, bottled beer and wine are available as well. (Beer and wine are typically less than 3% of total sales.)


As a standard across the country, Noodles restaurants typically include a patio area designed to be an extension of the restaurant. Noodles and Company wait-staff serve meals to patrons on the patio, and subsequently clear tables from the outside dining. The patio area will be enclosed with a railing, and some tables will contain umbrellas to shade patrons from sun. Most guests at a Noodles restaurant experience a 45-minute to one-hour stay, however carry-out service is available, as well.

We have enclosed for your review a color rendering of the proposed trade dress along with a layout of the restaurant and photos of the standard outside furniture. A copy of Noodles' Application for Special Exception is included.

The Noodles and Company website can be explored at [www.noodles.com](http://www.noodles.com).

It is our hope that the Ghent Neighborhood League will consider Noodles and Company a good neighbor and a positive impact on the City's business environment. We are available to answer any questions or concerns that may arise, and look forward to working with your association in the future.

Sincerely,



Melissa McPherson  
Project Manager, Noodles and Company

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30 October 2013

Ghent Business Association  
Mr. Jack Plomgren  
1611 Colley Avenue  
Suite B  
Norfolk, VA 23517

RE: 1520 Colley Ave.  
Proposed Noodles & Co. Restaurant

Dear Mr. Plomgren:

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It is our hope that the Ghent Business Association will consider Noodles and Company a good neighbor and a positive impact on the City's business environment. We are available to answer any questions or concerns that may arise, and look forward to working with your association in the future.

Sincerely,



Melissa McPherson  
Project Manager, Noodles and Company



November 20, 2013

Henry Conde  
President, Ghent Neighborhood League  
P.O. Box 11431  
Norfolk, VA 23517

Dear Mr. Conde:

The Planning Department has received an application for a Special Exception to operate an Eating and Drinking Establishment on property located at 1520 Colley Avenue. This item is tentatively scheduled for the December 19, 2013 City Planning Commission public hearing.

**Summary**

This request would allow Noodles and Company to offer beer and wine to their customers.

	Proposed
Hours of Operation	10:00 a.m. until 9:00 p.m., Sunday through Thursday 10:00 a.m. until 10:00 p.m., Friday and Saturday
Hours for the Sale of Alcohol	11:00 a.m. until 9:00 p.m., Sunday through Thursday 11:00 a.m. until 10:00 p.m., Friday and Saturday
Seating Capacity	<ul style="list-style-type: none"><li>• 97 seats indoors</li><li>• 24 seats outdoors</li><li>• 125 total capacity</li></ul>

If you would like additional information on the request, you may contact the applicant, Melissa McPherson, at (972) 396-8409 or you may telephone Matthew Simons at (757) 664-4750. A copy of the complete application is enclosed.

Sincerely,

George M. Homewood, AICP, CFM  
Acting Planning Director

cc: Vanessa Seals, Senior Neighborhood Development Specialist  
[Vanessa.Seals@norfolk.gov](mailto:Vanessa.Seals@norfolk.gov) or (757) 823-4357





November 20, 2013

Jack Plomgren  
President, Ghent Business Association  
1611-B Colley Avenue  
Norfolk, VA 23517

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